111.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,100 / 789,100
					USE VALUE:	789,100 / 789,100
					ASSESSED:	789,100 / 789,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HAROLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARADISO JEFF D & KIM/ TRUSTEES
Owner 2:	PARADISO LIVING TRUST
Owner 3:	
Street 1:	12 HAROLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARADISO JEFF D & KIM -
Owner 2:	-
Street 1:	12 HAROLD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1615 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5270.000	384,400		404,700	789,100
Total Card	0.121	384,400		404,700	789,100
Total Parcel	0.121	384,400		404,700	789,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.55 /Parcel: 488.55

Legal Description

User Acct 70764

GIS Ref

GIS Ref

Insp Date 07/03/13

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 111.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,400	0	5,270.	404,700	789,100		Year end	12/23/2021
2021	101	FV	373,100	0	5,270.	404,700	777,800		Year End Roll	12/10/2020
2020	101	FV	373,300	0	5,270.	404,700	778,000	778,000	Year End Roll	12/18/2019
2019	101	FV	326,800	0	5,270.	398,900	725,700	725,700	Year End Roll	1/3/2019
2018	101	FV	326,800	0	5,270.	306,400	633,200	633,200	Year End Roll	12/20/2017
2017	101	FV	326,800	0	5,270.	289,000	615,800	615,800	Year End Roll	1/3/2017
2016	101	FV	326,800	0	5,270.	265,900	592,700	592,700	Year End	1/4/2016
2015	101	FV	303,100	0	5,270.	248,600	551,700	551,700	Year End Roll	12/11/2014

!8646!

PRINT

Date	Time
12/30/21	07:40:23

LAST REV

Date	Time
01/16/20	13:29:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARADISO JEFF D	73815-217	1	12/13/2019	Convenience	1	No	No		
LYONS SEAN,	59530-14		7/16/2012		598,000	No	No		
LETTON LETA,	58590-73		2/29/2012	Estate/Div	315,000	No	No		
GRACE MARY VIRG	47810-435		7/14/2006		392,500	No	No		
	9593-31		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1629	Alterati	47,000	C				REPLACE mudroom &
4/26/2012	528	Manual	7,950					furnace & AC
3/30/2012	306	Manual	50,000					add dormer per pla
3/30/2012	300	Demoliti	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Measured	JBS	JOHN S
6/6/2012	Info Fm Prmt	MM	Mary M
5/29/2012	MLS	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
11/14/2006	MLS	MM	Mary M
11/2/2000	Hearing Chag	189	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5270		Sq. Ft.	Site		0	70.	1.10	6									404,669						404,700	

USER DEFINED

Prior Id # 1:	70764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12098	Total SF/SM:	5270	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,669	Spl Credit		Total:	404,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	4 - Below Avg.		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	176.801
Other Features:	69500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402940
Depreciation:	18535
Depreciated Total:	384405

COMMENTS

60 AMP FUSES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

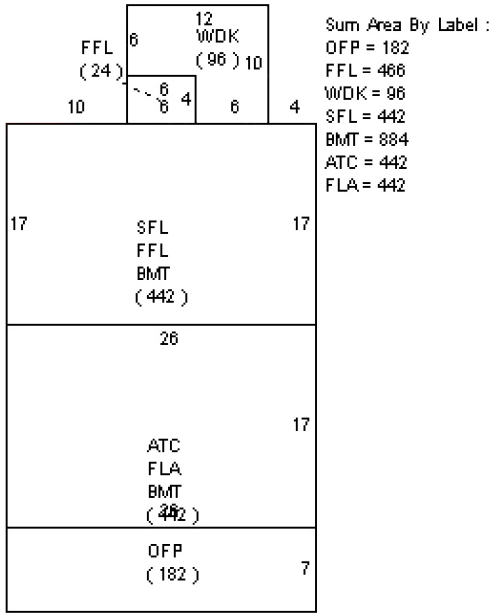
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.48
Special Features:	0	Val/Su Net:	144.13
Final Total:	384400	Val/Su SzAd	361.72

SKETCH



Sum Area By Label :
OFP = 182
FFL = 466
WDK = 96
SFL = 442
BMT = 884
ATC = 442
FLA = 442

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	63.380	56,031
FFL	First Floor	466	176.800	82,389
FLA	Finish Livin	442	106.080	46,888
SFL	Second Floor	442	176.800	78,146
OFP	Open Porch	182	24.800	4,514
ATC	Attic	155	176.800	27,351
WDK	Deck	96	15.520	1,490
	Net Sketched Area:	2,667	Total:	296,809
Size Ad	1062.7	Gross Area	2954	FinArea 1615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

111.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc